

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: AMENDMENT TO THE URBAN RENEWAL PLAN OF THE
CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted by the Boston Redevelopment Authority on March 25, 1965, and approved by the City Council of the City of Boston on June 7, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled, "Amendment" provides that the Urban Renewal Plan may be amended by the Boston Redevelopment Authority provided that "if the land use controls contained in the Urban Renewal Plan relating to a particular parcel or group of parcels...are amended, notice specifying the nature of the amendment and the property to be affected and including a statement that opportunity to be heard before the Authority will be afforded shall be sent fourteen (14) days prior to the meeting of the Boston Redevelopment Authority at which such amendment is to be considered, by mail, postage prepaid, to the owners and occupants of such parcel or parcels to be affected by such amendments and the owners and occupants of all property abutting such parcel or parcels not including such property that is separated from the parcel or parcels in question by a public street"; and

WHEREAS, Section 602 of Chapter 6 of the said Urban Renewal Plan entitled, "Land Use and Building Requirements" in that subsection of said Chapter 6 entitled, "Table of Land Use Requirements" sets a maximum building height for Parcels R-26, R-29, R-38, R-39, R-41, R-46 and R-53 of 25 feet and a maximum density for said Parcels of 25 dwelling units per acre; and

WHEREAS, a change in the maximum building height and maximum density allowable for said Parcels is necessary in order to permit the development of new single family homes and Infill housing on these Parcels; and

WHEREAS, in accordance with Section 1201 of Chapter 12 of the Charlestown Urban Renewal Plan notice has been duly and properly given to all those entitled to same;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That Section 602 of Chapter 6 of the Urban Renewal Plan for the Charlestown Urban Renewal Area entitled, "Land Use and Building Requirements" in that subsection of said Chapter 6 entitled, "Table of Land Use Requirements" is hereby amended by changing the maximum building height and maximum density as follows:

<u>Parcel No.</u>	<u>Maximum Building Height (Feet)</u>	<u>Maximum Density (Dwelling Units Per Acre)</u>
R-26	35	35
R-29	35	25
R-38	35	36
R-39	35	25
R-41	35	25
R-46	35	25
R-53	35	35

2. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

3. That this Resolution shall be effective immediately upon the concurrence herein of the U. S. Department of Housing and Urban Development.

May 22, 1969

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: Charlestown Mass R-55 / Amendment to Land Use
Control for Charlestown Urban Renewal Plan

SUMMARY: This memo requests a change in the building height limitations and maximum density requirements for Parcels R-26, R-29, R-39, R-41, R-46, and R-53.

On April 17, 1969, the Authority held a public hearing to consider proposed changes to the land use controls of the Charlestown Urban Renewal Plan governing maximum building heights and allowable number of dwelling units per acre for seven (7) parcels in the Charlestown Urban Renewal Area.

At that hearing a report was requested on the housing which would be constructed and its relationship to the existing housing in the immediate neighborhoods.

A report is attached which indicates that the proposed housing both Infill and private will conform to the existing building heights and be substantially less dense than the existing housing in the areas abutting these parcels.

It is recommended that the Authority adopt the attached resolution changing the building height limitation for parcels R-26, R-29, R-39, R-41, R-46, and R-53 from 25' to 35' and raising the maximum density restrictions for parcels R-26 and R-53 from 25 to 35 units per acre.

An appropriate resolution is attached.

Parcel #	R-26	R-29	R-38		R-39	R-41	R-46	R-53
Address	277 Bunker Hill St. Cor. Sackville St.	27-29 Concord St.	18-30 Prospect St.		317-341 Main St.	12-18 Soley St.	7-21 School St 78 High St	423-433 Main St.
Area (sq.ft.)	15,600	3,600	2,400		24,000	6,400	13,200	12,400
Reuse	Infill	Residential	Infill		Infill	Residential	Residential	Infill
Density (DU's / Acre)	25	25	25		25	25	25	25
Allowed	25	25	25		25	25	25	25
Proposed	35	25	36		25	25	25	35
Existing in Area	46	43	46		42	45	44	46
Composition of Units	4-3 bedroom 4-3 bedroom 4-3 bedroom	1-4 bedroom 1-1 bedroom	2-4 bedroom		8-4 bedroom 6-5 bedroom	2-3 bedroom	3 single family	4-4bedroom 4-5bedroom
Parking (off street)	12 spaces	2 spaces	None		14 spaces	2 spaces	4 spaces	5 spaces
Building Height								
Allowed	25'	25'	25'		25'	25'	25'	25'
Proposed	36'	35'	35'		35'	35'	35'	35'
Existing in Area	34'-36'	30'-32'-35'	36'		26'-28'-42'	26'-32'-32'	34'-36'	36'-46'

DELETED